

OWN YOUR
OWN HOME

INVESTMENT PROPERTIES FEATURE RECENT REAL ESTATE SALES

BUY REAL
ESTATE NOWBUILDING MAKES HUGE
GAINS DURING JANUARY

Washington's Total Is \$1,082,280.
No Decline Seen—Total for
Country \$325,000,000.

Actual building operations in Washington and throughout the country show a marked gain since the beginning of the year. The total in Washington for January was \$1,082,280. The total for the entire country was approximately \$325,000,000.

The greater share of Washington's January building was in the suburban sections. A total of forty-nine brick, thirty-six frame and eight tile structures were erected.

The country's January total of new building projects is a gain of \$50,000,000 over December, and of \$1,000,000 over November. There is every indication that these gains will continue from month to month, and that the coming spring will witness an unprecedented activity in the building field.

Demand Never Stronger.

Commenting on the general building situation throughout the country, S. W. Strauss, prominent building financier of New York, says:

"The demand for accommodations of all descriptions is stronger than it has been at any time in the past, due to the long period of underproduction in the industry and the country's growth in population and business. The labor situation in the industry is more stabilized than has been the case for several months. While supplies of building materials are limited at present, improved labor conditions are expected to greatly stimulate production in these lines and make it more readily possible for builders to proceed with their work."

Costs Going Up.

"Building costs are moving toward higher levels, and there is no immediate indication that these tendencies will be exchanged. The labor supply is sufficiently limited, and the demand for buildings is strong enough to create underlying conditions that will exert a continued pressure toward higher price levels."

General conditions throughout the industry are in a wholesome condition. This is reflected in a strong demand for capital with which to further building enterprises. The enormous demand for space and the steady marking up of rents has brought about a considerable amount of new building of the larger types of construction, such as office structures, manufacturing plants, hotels, and apartment houses in the leading cities of the country.

NORTHEAST BANK WILL
ERECT NEW BUILDING

The Northeast Savings Bank has purchased the property at the northeast corner of Eighth and H streets northeast, now occupied by the Dixie Theater Corporation, and upon the expiration of the company's lease, which runs out this fall, will erect a new and attractive bank building on the property. The property was purchased from the Hughes estate through the real estate office of Herbert Newsum.

The Northeast Savings Bank started business in 1916 and has enjoyed a steady growth since that time. Its total assets at present being in excess of \$400,000. Its capital stock is \$50,000 and its surplus and undivided profits \$12,000.

GARDINER & DENT SELL
REALTY WORTH \$300,000

The Northampton Apartments, 16th St. Property, and Business Blocks in Recent Deals.

Sales of real estate aggregating in value approximately \$300,000 were consummated during the past week by Gardiner & Dent, Inc.

The Northampton apartments at 1407 W street was one of the largest sales. It was purchased by a local business man for \$75,000. The building is six stories high and contains twenty-four apartments of four and five rooms and bath. The annual rental is approximately \$9,000. The building occupies a lot 60 by 100 feet in size.

The vacant lot at Sixteenth and S streets was sold to Ernest G. Walker, builder, for approximately \$50,000. The lot has a frontage of 47 feet on Sixteenth and a depth of 100 feet on S streets. It contains about 6,700 square feet. Mr. Walker will immediately build an eight-story apartment on the property.

The business property at 1226 H street was sold for Harry B. Birge to a local business man for \$40,000. The property is improved by a three-story brick building occupying a lot 35 by 100 feet in size.

Another business property at 1521 Fourteenth street was sold to N. C. Caldwell for \$25,000. This is a three-story brick and brown stone building with a store on the first floor and apartments above. The lot is 21 by 100 feet in size. The building is completely modern.

The business property at 3116 Fourteenth street was sold to an out-of-town investor for \$26,000. The building is three stories high with a first floor store and apartments above. The size is 18 by 125 feet.

The three-story brick building at 1534 Fourteenth street was sold to M. L. Halmovic for \$17,500. The lot has a frontage of 21 and a depth of 110 feet. A store is located on the first floor with apartments above. The building is modern in every particular.

John L. Weaver, president of the National Association of Real Estate Boards, with Lee D. Lattimer, president of the local Real Estate Brokers' Association, and Charles W. Fairfax are in Baltimore today to attend the annual banquet of the Baltimore Real Estate Board.

Mr. Weaver will deliver an address on realty conditions throughout the country and will explain the workings of the Salesbury and Ball acts in Washington.

NEW YORK PLANS MODEL
TENEMENTS FOR 85,000

J. H. Burton, chairman of the "Save New York Community" has announced plans for the immediate erection of model tenements in which to house approximately 85,000 garment workers, in a section easily accessible to the new garment manufacturing center in lower Seventh avenue.

The plans under consideration call for the tearing down of many dilapidated buildings in this section now being used for housing purposes.

Apartments and Business Structures Figure In Recent Deals



1. The Dudley apartments, which, with the adjoining Walden and Arden apartments on R street between Fourteenth and Fifteenth streets, was sold to J. H. Keane for \$225,000. 2. Northampton apartments at 1407 W street, sold by Gardiner & Dent for \$75,000. 3. The Russell building at 927 G street sold by W. G. Smallwood to D. and A. Rosen. 4. Building at 1226 H street sold for Harry Birge for \$40,000. 5. Structure, at 1521 Fourteenth street, bought by N. C. Caldwell for \$25,000.

Cheer Up, Ye Homeless!
Japan Is Short of
Apartments Too!

It may be a solace to the thousands and thousands of bewildered Washingtonians seeking accommodations here to know that they are not the only ones in this wide world who are so troubled. Information comes from Japan that that country is badly in need of tenement houses.

The shortage of homes is so great and the effect on the commerce of the nation so alarming that the matter has become a home office problem.

Reports to the central government from every corner of Japan have resulted in a decision by the home office to come to the assistance of various large cities.

Capital has been furnished to Tokyo, Osaka, Kyoto, Yokohama, Kobe and Nagoya at a very low rate of interest for home building purposes. The authorities of Osaka are planning to spend \$10,000,000 in building 10,000 tenements which will be under municipal management.

ATTRACTIVE HOMES IN
BOSS & PHELPS' SALES

Properties in All Sections Disposed of During the Past Week Through This Firm.

The attractive four-story and basement home at 1705 Twenty-first street was sold last week to Dr. L. O. Howard by Christine Waggaman. The sale was made by Boss & Phelps. The house contains twelve rooms and bath with modern improvements. After extensive improvements it will be occupied by the purchaser as a home.

Margaret C. Lohr sold the six-room brick house at 1631 Vermont avenue to Maggie Thomas through the same realty firm. Anthony Dols purchased a six-room Colonial brick home at 1406 Perry street from Dr. M. J. Simmons. The house is completely modern throughout.

Boss & Phelps also sold four houses for the Arthur Moses Construction Company. The houses are located at 23-29 E street southwest. They were purchased by Fannie Bolton, Margaret E. Gross, Elizabeth Brown and Joe Bolden. The houses were built about a year ago and contain six rooms and bath each. They are attractively built and modernly equipped.

Two houses at 1 and 4a N street southwest, owned by Boss & Phelps, were purchased by William A. Jackson and Thomas Taylor. These homes are of brick construction, containing five rooms and bath each.

THREE APARTMENTS ARE
BOUGHT BY J. H. KEANE

Three apartment buildings, the Walden, Dudley and Arden, on the south side of R street, between Fourteenth and Fifteenth streets, were sold last week to Joseph H. Keane for approximately \$225,000. The sale was made through the Randall Hagner Company.

These properties were built about seven years ago by Harry Wardman and sold by him to investors in Pennsylvania. They have been handled through an out-of-town trust company for several years. Each of the buildings contains twenty-eight apartments and all are occupied. The annual rental of the buildings is \$19,500 each.

DAVIS & STEELE SELL
REALTY WORTH \$95,000

Sales aggregating more than \$95,000 have been reported by the real estate firm of Davis & Steele. They are as follows: Nos. 1513 Meridian street, 1843 Kalorama road, 129 E street northeast, 438 Kentucky avenue southeast, 536 Fourth street northeast, 639 Maryland avenue northeast, 235 Eighth street northeast, 203 Eighth street northeast, 321 Eighth street northeast, 2505 North Capitol street, 121 R street northeast, 223 C street southeast, 337 Sixth street southeast, 1327 Park road, 164 Uland terrace northeast and 539 First street southeast.

The Ready-Made Home
By RONALD S. O'NEILL.

Home building is one of the oldest industries. Since the loss of Eden men have been compelled to build for themselves some kind of shelter. It is more than passing strange that so little real progress has been made in this ancient industry since the day when man first turned from the caves of nature to a building of wood and stone.

Both in method and style of construction there is little fundamental difference between the homes of today and those of a thousand years ago. The materials used to build it are practically the same and the way it is built has been changed but little.

And now comes hope for a very material change in the manner of building a home. The development of the Ready-Made Home, which one may buy as he buys a suit of clothes or an automobile, is rapidly reaching perfection and bids fair to compete most successfully with the ancient practice of each separate home as an individual unit.

Ready-made homes have been on the market for a number of years and each year has widened their field of usefulness. Today one can satisfy almost any architectural or structural desire from the pages of a catalogue.

The ready-made home is inevitable. Tremendous waste has always resulted and always will result from building a home in the old way. This waste cannot be avoided when every home is built to suit each individual's fancy. Only through standardization of design and quantity production can the cost of a home be lowered to a point where it can be purchased by the great majority of families.

Nor does standardization mean that every man must purchase the same kind of a home. A thousand different designs are on the market today. With quantity production and nation-wide distribution a sufficient number of homes can and will be successfully designed and manufactured to meet the taste and requirements of the great majority of home buyers.

The coming of the Ready-Made Home will not materially affect the fortunes of any of today's home builders. It will not do away with the architect or the carpenter. There are more tailors employed in this age of ready-made clothing than before the creation of that industry.

It is utterly impossible for many men to buy or build at present prices. Prices will not be lower for some time to come. The lower cost of a ready-made home, in addition to its convenience, make its future in the building industry secure.

FISCHER & FRIEDLANDER
SELL AVENUE BUILDING

The business property at 326 Pennsylvania avenue was sold during the past week by Fischer & Friedlander to J. Naviaser for a consideration of approximately \$20,000.

ST. MARTIN'S CATHOLIC
CHURCH BUYS PROPERTY

St. Martin's Catholic Church has purchased the property of the Daniel Doody estate, at T and First streets northeast, for \$40,000. The property is one of the highest points in the District.

What It Costs to Build Today
Compared With One Year Ago

Prices of building materials delivered on job sites, Washington, at present, as compared with those of a year ago this month, tell something of the changing characteristic of the market. A slight advance is noted in most materials, although a few show a falling off. The tendency, however, is toward higher levels, and the outlook for a general further price advancement is clear. During the past year, most material prices have advanced quite moderately.

	1919.	1920.
Asphaltum, to contractors, ton.....	\$12.00	\$15.00
Common brick, per 1,000, wholesale.....	16.00	17.00
Portland cement, per barrel.....	3.80	3.40
Bag rebate (four bags to barrel).....	.25	.15
Glass, window, A double, off jobbers' list.....	79%	77%
B double.....	82%	80%
Polished plate.....	84%	70%
Gravel, per cubic yard.....	3.25	2.75
Face brick, per 1,000.....	40.00	42.00
Kittanning, smooth gray.....	39.00	42.00
Kittanning, rough gray.....	39.00	45.00
Kittanning, rough buff.....	37.00	45.00
Gray, smooth (Washington made).....	35.00	38.00
Ironspot.....	44.00	52.00
Enameled, American size, white.....	115.00	135.00
Red, rough.....	35.50	37.50
Red, smooth.....	27.00	30.00
Salt glazed.....	48.00	52.00
Structural steel, I-beams, per pound.....	.0280	.0245
Lath, wire, No. 20, V-rib, per yard.....	.35	.36
Expanded metal, No. 22.....	.38	.38
Wood lath, per 1,000.....	6.50	20.00
Plaster, hard wall, white, per ton.....	24.30	22.50
Hydrated white finish.....	23.00	22.00
Sand, screened, per ton.....	.80	.75
Lumber, various items, delivered.....	57.50	60.00
Rough lumber.....	68.00	70.00
Dressed, one-inch.....	130.00	155.00
Flooring (average prices).....	90.00	110.00
Nails, base.....	5.00	6.25
Lime, common.....	3.25	2.25
Re-enforced concrete steel.....	.957	.065

THE RUSSELL BUILDING
IS SOLD BY SMALLWOOD

G Street Structure Leads Sales of Property Made During Week by Shannon & Luchs.

The Russell building at 927 G street was sold last week to David H. and Annie Rosen for W. G. Smallwood by Ralph H. Rose, of the investment department of Shannon & Luchs. The consideration was withheld, but the price asked has always been in excess of \$70,000.

The building is five stories high and thoroughly modern. The property has a frontage of 23 1/2 and a depth of 103 feet. It is understood that the new owners will remodel the building and hold it as a future business location.

The sales department of Shannon & Luchs reported the sale of the property at 1218 Gallatin street to Joseph Freedman, who will occupy it as his home. This is one of the new bungalows built by this firm.

Henry C. Hibbs bought from George A. Robinson all of lots 40 and 41 and part of lot 10738, in square 626, located on Massachusetts avenue near North Capitol street, running through to F street. A permit for a garage has been secured and work will begin in the near future.

The Chevy Chase home at 5303 Thirty-ninth street has been sold for Walter B. Furst to Jennie H. Wheeler. This is a bungalow of comparatively recent construction and attractive design.

HARRY WARDMAN BEGINS
WORK ON NEW BUILDING

Harry Wardman began work during the past week on a new apartment building at the northwest corner of Connecticut avenue and Woodley road. The building will be known as the "Woolwich apartments." Its location is directly across the street from Mr. Wardman's residence.

The Woolwich will be seven stories high, and will contain about eighty-five apartments, ranging in size from one room and bath to four rooms and bath. The building will be ready for occupancy in the late summer or early fall.

Here's Suburban Place;
For Sale at \$6,000, or It
May Be Rented for \$20

Listen, ye seekers of suburban solitude, you who have tramped mile upon mile seeking the home of your choice in beautiful Chevy Chase or in any of the many garden spots surrounding Washington—is it the high cost that deters you from buying?

Have you returned from fruitless quests, day after day, utterly unable to find anything in the way of suburban habitation for less than, say, \$15,000? Here's comfort for you—betake yourself to the nearest H. R. Howenstein Co. and glance through the real estate advertisements of the illustrated English periodicals.

You will see a veritable mansion in Tunbridge Wells, but thirty minutes from London, with three drawing rooms and four bedrooms (chambers, as the English persist in saying) which is yours for \$3,750. If this does not suit how about a fine Tudor village house in Sussex at \$6,000? Seven bedrooms in this house and a beautiful garden wall surrounding the plot!

Perhaps you don't care to buy, but

merely want to rent for a while. There's a beautiful vine-covered home of nine rooms and bath with furnace heat, stables and garage, thirty minutes from London, for rent at \$20 a month!

Where are the enterprising London real estate dealers? Surely in this day and age of aeroplane travel more than one Washingtonian would listen to the wondrous appeal of these choice suburban homes. And yet the Washingtonian of suburban bent has his fill of quick and easy transportation possibilities. Five miles from the city on one of the local traction companies is far enough for most of us—the London homes are all right in a way—but too far away!

Does This Appeal
to You?

Yet how many people realize what it means to know any other surroundings than that of the four walls of an apartment or a dingy back yard. In this paper you now hold are advertised nearly every day homes similar to the above.

Don't delay another day in deciding upon the home that is to be yours. Delay only means more money frittered away for worthless rent receipts. To save, to enjoy happiness to its fullest extent, buy a home. Follow closely the Home Bargains listed in the Want Ads. If the home you want isn't there today—look for it tomorrow or the next day.

Read the Want Ads in

The Washington Times

E. H. COOLIDGE CO.
NOW IN NEW OFFICES

Removes From Evans Building to 806 17th St.—Reports Increasing Business.

The Ernest Hall Coolidge Company, organized last July with offices at 816-819 Evans Building, has this week moved to new offices at 806 Seventeenth street. The new offices are on the ground floor.

Mr. Coolidge believes the new location will better serve the rapidly growing clientele of his company. Although the Coolidge Company is comparatively new as an organization, most of its members have long been identified with the real estate fraternity here.

The president of the company is Mr. Coolidge who entered the real estate business here as an office boy twenty years ago. Before organizing his own company he was vice president of the John W. Thompson Company. Others in the firm are: Milton J. Boucher, vice president; Denton Morford, in charge of unimproved real estate; Maurice H. Powers, secretary; E. M. Birmingham, insurance department; and Mrs. M. S. Hunt, rental manager. The sales force includes John P. Collins, Jansen A. McEntee and Thomas J. Nash, Jr.

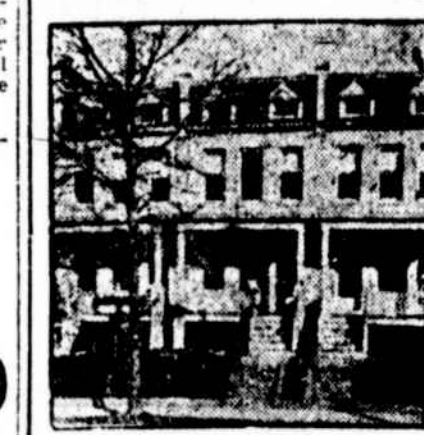
The Coolidge organization effected sales aggregating \$1,041,825 during the first five months of its existence. Notable sales include the Cochran Hotel, the Knickerbocker Apartments, the property at the corner of Seventh and K streets and homes in all sections of Washington.

Open Today

609 to 637

Princeton St. N. W.

7 Rooms, Bath & Garage



Ready to Move In

Take 9th St. cars to Quebec St. and walk one square east, or phone us for auto.

H. R. Howenstein Co.

1314 F St. N. W. or
7th and H N. E.

REMOVAL NOTICE



That we may better serve our ever-growing clientele, we beg to advise our change of address to new location.

806 17th Street N. W.

Above H Street

Ernest Hall Coolidge Company

Phones Main 3482-3483

E. M. HODGE CO., Inc.

SUCCESSORS TO
EDWARD S. WESCOTT

Announces the removal to its new offices, 2006 Pa. Ave. N. W., where it will continue the real estate, loans and insurance business conducted since 1882 with Mr. Edward S. Wescott at 1907 Pa. ave. N. W.

The same faithful attention will be given to your interests that has always characterized this firm.

E. M. HODGE, President
E. B. HODGE, Treasurer
JAS. S. GRANT, Secretary

Realties
from the
Real Estate Offices

HARRY E. PITTS has succeeded CLARENCE WELCH as manager of the loan department of Shannon & Luchs.

R. O. EDMONDSTON, of Moore & Hills, is back at his desk after a slight illness.

BEN T. WESTER reports the addition of six men to the sales force of Boss & Phelps.

ROBERT MARSHALL, president of the Washington Suburban Realty Company, will return soon from Chattanooga, Tenn., to resume work on Chevy Chase, his suburban development here.

H. G. KENNEDY, of the National Realty Company, delivered an address on the housing situation at Hagazetown during the past week.

EDWARD P. BURKET has joined the real estate firm of Lee D. Lattimer.

The MANDLER-BRODT REALTY COMPANY has completed plans for remodeling its New York avenue office.

CHARLES P. STONE is again at his office after a brief illness.

LEADING REAL ESTATE DEALERS

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